

A-1

SUBDIVISION REVIEW BOARD
June 6, 2005

Minutes of the Regular Meeting of the County Subdivision Review Board held in the San Luis Obispo County Board of Supervisors Chambers, San Luis Obispo, California, at 9:00 a.m.

PRESENT: MEMBERS Aeron Arlin-Genet (Air Pollution Control), Richard Lichtenfels (Environmental Health), Richard Marshall (Public Works), John Nall (Environmental Coordinator), and Chairman John Euphrat (Planning and Building)

ABSENT: None

STAFF PRESENT: James Caruso, Planner, Current Planning
Josh LeBombard, Planner, Current Planning
Andrea Miller, Planner, Long Range Planning
Stephanie Fuhs, Planner, Planner, Current Planning
Nick Forester, Planner, Current Planning
Ryan Hostetter, Planner, Current Planning
Elizabeth Kavanaugh, Planner, Current Planning

OTHERS PRESENT: Rob Lewin, CDF, Tim McNulty, County Counsel, Eric Greening, El-Jay Hansson, Gene R. Bilyeu, Vince Vanderlip, Jane Kitter, Terry Kitter, Doug Urschel, Wayne Madden.

The meeting is called to order by Chairman Euphrat.

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of June 6, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

DRAFT - WORDING COULD CHANGE UPON APPROVAL !

Speaker	Note
Call to order	
Roll call	
Public comment	Eric Greening comments on smart growth principles. If county adopts smart growth principles will this change procedures with the Planning and Building Department. Chairman Euphrat states the next SRB meeting will be held on July 18 th , in the new Board of Supervisors chambers. Chairman Euphrat addresses Smart Growth principals and believes if adopted it will change departmental procedures.
CONSENT AGENDA	

A-2

Motion

Thereafter, on motion by Mr. Marshall, seconded by Mr. Nall, and carried, to approve the Consent Agenda as follows:

a. Request for a 1st one year time extension from the applicant, **T. FRANKLIN TWISSELMAN & ROBERT GRANT**, for Parcel Map COAL 02-0329 (S020270L) for a Lot Line Adjustment to adjust the lot lines between four parcels of 160 acres each, in the Agriculture Land Use Category. The adjusted parcels will be two parcels of 155 acres each and two parcels of 165 acres each. The project is located in the county southwest of the intersection of Gillis Canyon Road and Palo Prieto Cholame Road, approximately 12 miles east of the community of Shandon, APNs: 017-281-011 and 013, in the Shandon-Carrizo Planning Area. This project is categorically exempt. **County File No. COAL 02-0329 / S020270L.** Supervisorial District # 1.

b. Request for a 4th one year time extension from the applicant **JAMES D. CARRICABURU/ TERRY ORTON OF WESTLAND ENGINEERING** for Vesting Tentative Parcel Map CO 99-0279 (S990183P) to divide 24 acres into four parcels of 5.0, 5.0, 7.0, and 7.0 acres each in the Residential Rural land use category. The site is located at 1616 Old Oak Park Road, approximately one mile south of Ormonde Road, two miles north of the city of Arroyo Grande, in the San Luis Bay Planning Area. Supervisorial District 4.

c. Request for a 1st one year time extension from the applicant **JIM CAIN** for parcel Map CO 02-0338, to subdivide an existing 5.3 acre parcel into two parcels of 2.5 and 2.8 acres each, in the Residential Suburban Land Use Category. The project is located in the county at 14205 Morningside Drive, 0.5 miles north of Carmel Road, south of the community of Atascadero; APN: 059-221-015, in the Salinas River Planning Area. **County File No. S020135P/CO 02-0338.** Supervisorial District: 5.

d. Receive and file: Public Lot **SUB2004-00232** for this conformation of the Planning Director's determination. The applicant, **LOS OSOS COMMUNITY SERVICES DISTRICT**, proposes to purchase 4,871 square fee of land for the purpose of a pump station for the Los Osos wastewater treatment facility project. The project is located in the county at the portion of Rancho Los Osos and La Laguna Tracts, in the community of Los Osos. Supervisorial District No. 2.

1. STAN
WEABER
SUB2003-
00305

This being the time set for hearing to consider a proposal by **STAN WEABER** for a Lot Line Adjustment to adjust the lot lines between 4 parcels of 12.47, 6.70, 3.00, and 1.89 acres each. The adjustment will result in 4 parcels of 12.20, 4.47, 4.12, and 3.27 acres each. The project will not result in the creation of any additional parcels. The project also consists of the abandonment of a portion of San Miquel road. The proposed project is within the Residential Rural land use category and is located on the west side of Highway 41, at 14199 Morro Road, within the community of Atascadero, in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the

	California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures proposed for: Biological Resources, Geology, and Public Services. County File No: SUB2003-00305. APN's: 051-351-005 and -007; and 051-341-004 and -007. Supervisorial District: 5. Date Accepted: 9/16/2004. Josh LeBombard, Project Manager. Continued from April 4, 2005 SRB.
Josh LeBombard, staff	Josh LeBombard presents staff report. States this is a continued item from the May 2, 2005 SRB meeting. Mr. LeBombard presents a revised road abandonment site plan on the overhead screen.
Chairman Euphrat	Questions if there are any road improvements being proposed.
Ken Wilson, Applicant	Depicts road placement and where it will end. Questions staff as to what the setback for the buildings will be. Questions dedication as owners do not own the right of way and cannot offer to dedicate. States this road is currently designated a colony road. Assumes this will be rejected by the county. Would like current status. Questions if emergency access easement is going to be needed. Questions open space easement with regards to routing around the driveway.
Richard Lichtenfels, Environmental Health	Abstains from commenting on item because he was not present at the last SRB meeting when this item was originally presented and continued to this meeting.
Josh LeBombard, staff	Addresses question regarding front setback as being 25'.
Rob Lewin CDF	States front setbacks are required to be 30 feet. Cites portion of a new law stating 100 foot setbacks for vegetation breaks are required.
Chairman Euphrat	Clarifies adjustment will not be made today.
Rob Lewin CDF	States the requirement can be reduced to 25 feet or 10% of the parcel size.
Chairman Euphrat	States there is not enough information today to review this topic
Josh LeBombard, Staff	Addresses the Offer of Dedication question.
Chairman Euphrat	Clarifies colony lots. Defers further explanation to Mr. Marshall
Richard Marshall.	Clarifies dedication questions and recommends the board reject the offer without prejudice to future acceptance.

Public Works	
Josh LeBombard, staff	Addresses question regarding open space easement. States routing open space easement around the road would be acceptable.
Chairman Euphrat	Addresses site disturbance.
Josh LeBombard, staff	Addresses no development on paper road. Does not believe any utilities will be brought in.
Rob Lewin, CDF	States emergency access is not needed as this is a public road.
Ken Wilson, Applicant	States his questions were answered
	Setbacks and vegetation removal fully discussed.
MOTION	Thereafter, on motion by Mr. Marshall, seconded by Ms. Arlin-Genet, and carried, to grant a Lot Line Adjustment to Stan Weaber for the above referenced item based on the findings in Exhibit A and subject to the Conditions in Exhibit B with a modification to Condition 13U making the final sentence read: "a 30 foot setback shall be shown on all applicable future construction plans unless otherwise acceptable to CDF"..
2. ROSEMARY CARLON / S030174C	This being the time set for continued hearing to consider a request by Rosemary Carlon for ten Conditional Certificates of Compliance for 10 lots approximately 10,500 square feet each. The proposed project is within the Residential Single Family land use category and is located along Honeygrove Lane between Story and Southland Street in the community of Nipomo, in the South County (Inland) planning area. APN: 092-321-028. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. Mitigation measures are proposed to address Air Quality, Public Services/Utilities and Transportation/Circulation. County File No: S030174C . Supervisorial District: District 4. Date Accepted: February 15, 2005.
Andrea Miller, staff	Presents staff report. States this item is a continued item from last SRB meeting. A requested site plan showing where the fence is located is depicted. States first three fences have been removed. States Condition #16 was added since the last meeting. Condition 19 and 24 are required due to this being a conditional certificate.
Larry Kelly, staff	States the houses can be torn down and can become separate lots with conditional certificates but can be held together in the interim.
Rosemary Carlon.	States fence is still up. Questions if her fence still needs to be moved.

applicant	
Chairman Euphrat	Fully discusses fence removal.
Andrea Miller, staff	Discusses easements and neighborhood circulation access.
Max Carlon, applicant	Discusses fence and why it is over the line.
Bill Summermeyer, Engineer for neighbors across the street	Uses overhead picture to point out right of way belonging to county and fence along Carlon's property line. Passes out pictures of centerline stakes which show how far fence is into the right of way.
Wayne Madden	Neighbor. Past Chairman of Honey Grove Assoc. Drainage concerns brought up. Questions Negative Declaration not having addressed drainage. Questions prescriptive easement and being unaware of this type of easement. Cites concerns with traffic and states blocking off the road would restrict traffic. Stresses county to look at county ownership of road. Believes no notices were mailed.
Andrea Miller, staff	Addresses access question. The southern section and northern section of Honeygrove is part of the Southland tract. States a 20' wide easement access is allowed within Southland tract. Currently homeowners maintain road. Story Road and Southland Road circulation discussed. Drainage addressed by Negative Declaration. States that everyone within 300' of all ten lots were notified of proposed project.
Chairman Euphrat	States three conditions of approval address drainage.
John Nall, staff	Refers to Negative Declaration for clarification
Richard Marshall, Public Works	States lots were created by Southland tract and all lots have equal status. No mention of county holding an easement.

MOTION	<p>Thereafter, on motion by Mr. Marshall, seconded by Mr. Lichtenfels and carried to grant Rosemary Carlon 10 Conditional Certificates of Compliance for the above reference item, based on the Findings in Exhibit A and subject to the Conditions in Exhibit B as follows: in Condition 16 change the word "covent" to "covenant", inserting the word "setback" after the words "front yard" in the last sentence. Delete Conditions 20 through 23 and 25 through 39. Condition 24 should then be re-numbered.</p>
<p>3. Dale Federer EDA / SUB2004-00164 / CO 04-0186</p>	<p>This being the time set for hearing to consider a request by DALE FEDERER / ENGINEERING DEVELOPMENT ASSOCIATES for a Vesting Tentative Parcel Map to subdivide an existing 1.1 acre parcel into four parcels ranging in size from 8,712 (.2 acres) to 13,068 (.3 acres) square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Road and Frank Court. The proposed project is within the Residential Single Family land use category and is located at 233 Frank Court on the east side of Orchard Road, in the community of Nipomo in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are identified for: Air Quality, Noise, Public Services and Utilities, Recreation and Water. County File No: SUB2004-00164 / CO 04-0186. APN: 092-130-071. Supervisorial District: 4. Date Accepted: January 12, 2005.</p>
	<p>Stephanie Fuhs presents staff report.</p>
<p>Richard Marshall, Public Works</p>	<p>Questions referral for construction of a trail not being noted in the road improvement requirements. Suggests it be added to Condition. 2c and referenced in Condition. 7G.</p>
<p>Glen Rider, EDA, agent</p>	<p>Is available for questions.</p>
Motion	<p>Thereafter, on motion by Mr. Marshall, seconded by Mr. Lichtenfels, and carried to adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and to grant a Vesting Tentative Parcel Map to Dale Federer, for the above referenced item, based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B with Condition 2C revised to read: "2C. Orchard Avenue widened to complete an A-2(d) section fronting the property, including an A-1(x) trail along the Orchard Avenue frontage."</p>
<p>4. Carolyn Vickers / SUB2003-00182 / CO 04-0194</p>	<p>This being the time set for hearing to consider a request to consider a request by CAROLYN VICKERS, for one Conditional Certificate of Compliance for APN 044,322,040, a 2.85 acre parcel. The project is within the Residential Suburban land use category and is located on the southeast corner of Shannon Lane and Carpenter Canvon Road. north of</p>

	Phillips Road, approximately 1.0 mile north of the City of Arroyo Grande, in the San Luis Bay –(Inland) planning area. This project relies on the previously adopted Negative Declaration. County File No: SUB 2003-00182 / CO 04-0194. Supervisorial District: 4. Date Accepted: February 17, 2005.
Stephanie Fuhs, staff	Presents staff report.
Richard Marshall, Public Works	References Shannon Lane on property.
Cindy Lewis, agent	Requests Phase 3 in Condition 16 be removed. States the archeologist imposed conditions of monitoring and capping and sent a letter to Planning and Building department stating he felt a Phase 3 was not necessary because monitoring would be sufficient.
Chairman Euphrat	Agrees with flexibility up to this point. Requests staff to offer alternative language for Condition 16.
Stephanie Fuhs, staff	States applicant should provide a letter from the archeologist for purposes of Phase 3.
Motion	Thereafter on motion by Mr. Nall, seconded by Ms. Arlin-Genet, and carried to rely on the Negative Declaration that was previously adopted on January 6, 2003 for Parcel Map CO 02-0011 and to approve the Conditional Certificate of Compliance C04-0194 based on the findings listed in Exhibit A and the conditions listed in Exhibit B, with Condition 16 revised to read: "Prior to any ground disturbing activities, a Phase 3 mitigation excavation shall be conducted for preservation and management of the Environmentally Sensitive site, or submit a letter from the monitoring archaeologist that a Phase 3 mitigation excavation is not required."
5. John Alban / S030024P / CO 03-0241	This being the time set for hearing to consider a request by JOHN ALBAN for a Vesting Tentative Parcel Map to subdivide an existing 12.48 acre parcel into two parcels of five and 7.48 acres each, for the purpose of sale and/or development of each proposed parcel. The project includes off-site road improvements to Verde Canyon Road and a secondary access road for fire safety purposes. The proposed project is within the Residential Rural land use category and is located northeast of Verde Canyon Road, approximately 2,000 feet northeast of the Verde Canyon/Corbett Canyon Road intersection, approximately 4 miles north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are identified for:

	Agricultural Resources, Air Quality, Geology and Soils, Public Services/Utilities, Wastewater, and Water and are included as conditions of approval. County File No: S030024P / CO 03-0241. APN: 044,291,027. Supervisorial District: 4. Date Accepted:.
Stephanie Fuhs	Presents staff report.
Terry Simons, 8585 Orcutt Road, speaking for applicant	Agrees with staff regarding secondary accesses. Discusses emergency accesses.
Doug Hershall	Property owner opposite John Alban's Property. Discusses access to road. Questions who will improve property and disagrees to having applicant improve the road. Would like to see county asphalt the road.
Jane Kitter	Neighbor owning property on Verde Canyon road. Feels her property has been devalued. Concerned about fire access road and the traffic it may bring to Verde Canyon road. Opposed to fire access road and subdivision of property. Would not like a mobile home park built there.
Terry Simons	States property lines are deeded to the original roads line. States this is developed and maintained as a private road. Addresses devaluation of property. Believes these divisions have not devalued property. States modular houses were developed, not mobile homes. Is unaware of any litigations.
Chairman Euphrat	Questions modular homes not showing on site map. Would like locations and how they relate to the proposed building site. Questions "organized maintenance" being an original agreement.
James Caruso, staff	Cites a requirement for an offer of dedication to a county maintained road. Condition 2b is discussed.
Chairman Euphrat	Reads Condition 2b for the record.
Richard Marshall, Public Works	Questions right of way being dedicated to the public. This would be to ensure the public will have access.
Richard Lichtenfels	Questions commercial use of Verde Rd. Asks who can use the road and what limitations will be. Questions if there will be asphaltting of the road. Questions who governs who maintains the road.
James Caruso, staff	Addresses Mr. Lichtenfels' questions. States no requirements of the subdivision will require paving of the road.
Aeron Genet, Air Pollution	Opposes development of this project.

Control District	
Motion	Thereafter on motion by Mr. Marshall, seconded by Mr. Lichtenfels, and carried, with Ms. Arlin-Genet voting no, to adopt the Negative Declaration in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and grant the Vesting Tentative Parcel Map CO 03-0261 to JOHN ALBAN based on the findings listed in Exhibit A and subject to the conditions listed in Exhibit B.
6. Vince Vanderlip / SUB2003-00334 / CO 04-0337	This being the time set for hearing to consider a request by VINCE VANDERLIP for a Tentative Parcel Map to subdivide an existing undeveloped 11.09 acre parcel into two (2) parcels of 5.0 acres and 6.09 acres each for the purpose of sale and/or development. The proposed project does not contain a development proposal, thus site disturbance will be ascertained in any future development proposals. The proposed project is within the Residential Rural land use category and is located at 1775 Wisteria Lane, Paso Robles, in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biological resources, geology and soils, population and housing, public services/utilities, recreation, and waste water. County File No: SUB2003-00334 / CO 04-0337. APN: 020-011-077. Supervisorial District 1. Date Accepted: July 24, 2004.
Nick Forrester, staff	Presents staff report.
Aeron Arlin – Genet, Air Pollution Control District	Questions Urban Reserve Line and where it is located.
James Caruso, staff	Believes this to be outside in the Urban Reserve Line. Gives clarification of USL & URL lines.
	URL & USL locations discussed.
Chairman Euphrat	Questions Page 6-3 referencing formation of assessment districts. Cites project is conditioned to require submission of an agreement prior to recordation. States he believes this is not mandatory and believes there is no need for this condition. References Pg. 6-14 and notes a reference to the Spizer property. States this should not be part of the staff report.
Nick Forrester, staff	Clarifies the Spizer reference was a typographical error, which will be corrected.

Vince Vanderlip, owner	States staff has done a fine job. Cites conditions 5, 6, & 7 - drainage. Would like to remove those drainage calculations.
Richard Marshall, Public Works	Clarifies Mr. Vanderlip's request to delete the drainage calculations. States he is agreeable to that and suggests Conditions 5, 6, and 7 do not apply.
Motion	Thereafter on motion by Mr. Lichtenfels, seconded by Mr. Marshall, and carried, to adopt the Negative Declaration in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and grant the Vesting Tentative Parcel Map CO04-0337 to Vince Vanderlip, based on the findings listed in Exhibit A and subject to the conditions listed in Exhibit B, as with the deletions of Conditions 5, 6, and 7 and re-numbering where wastewater disposal becomes Condition 5, with the addition of 5a and 5b to the wastewater disposal Condition.
7. Gene and Barbara Bilyeu / SUB2004-00213	This being the time set for hearing to consider a request by GENE AND BARBARA BILYEU for a tentative parcel map to subdivide an existing 2.5 acre parcel into two parcels of 1.25 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located at 1085 Vineyard Drive in the community of Templeton. The site is in the Salinas River planning area. This project is exempt under CEQA. County File No: SUB2004-00213. APN: 039-281-027 Supervisorial District: 1. Date Accepted: April 5, 2005.
Nick Forrester, staff	Presents staff report.
Richard Marshall	General Rule Exemption questioned.
John Nall, staff	Suggests to Mr. Marshall to refer to Findings for Exemption rules.
Richard Lichtenfels	Suggests conditions be numbered.
Gene Bilyeu, owner	Questions General rule.
Nick Forrester, staff	Addresses General Rule Exemption.
John Nall, staff	Gives clarification to Mr. Bilyeu as being exempt from CEQA.
Nick Forrester, staff	Discusses Mr. Bilyeu's questions.
Gene Bilyeu, owner	States he would like to preserve access to one lot due to there being horses on it.
Nick Forrester.	Discusses access.

staff	
James Caruso, staff	States two driveways should be closed. Discusses traffic to the back gate.
Richard Marshall, Public Works	Agrees with staff, however, discusses road and subdivision down the street. States a road improvement is required. Suggests shoulder work be done to be brought into compliance. Turn pockets discussed.
James Caruso, staff	Discusses future design exception regarding turn pockets.
Gene Bilyeu, owner	Questions appeal period to the BOS.
Chairman Euphrat	Gives Mr. Bilyeu suggestions as to how to proceed.
Motion	Thereafter on motion by Mr. Marshall, seconded by Ms. Arlin-Genet, and carried to adopt the Negative Declaration in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and grant the Vesting Tentative Parcel Map CO04-0574 to Gene and Barbara Bilyeu based on the findings listed in Exhibit A and subject to the conditions listed in Exhibit B, modifying to add Conditions numbers.
8. Bruno Bornino / SUB2003-00115 / CO 03-0231	This being the time set for hearing to consider a request by BRUNO BORNINO for a Vesting Tentative Parcel Map to subdivide an existing 4.38 acre parcel into three parcels of 1.37 acres for proposed parcel one, 1.22 acres for proposed parcel two, and 1.79 acres for proposed parcel three. The purpose of this subdivision is for the sale or lease of the new parcels. The project includes an existing improved road, and no new roads or offsite road improvements will be installed with this project approval. There will be no grading with this approval and no cubic yards of material removed. The project is within the Industrial land use category and is located at 2115 Willow Road, directly east (approx 0.89 miles) of the intersection of Sheridan Road and Highway One, approximately five miles south-east of the community of Oceano in the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. County File No: SUB2003-00115 / CO 03-0231 . APN: 091-192-031. Supervisorial District 4. Date Accepted: January 4, 2005.
Ryan Hostetter, staff	Requests a continuance of this item, off calendar, due to having received a letter from Cal Trans to perform further study as this project is located in the Calendar Garrett area where the re-alignment of Willow Road was completed. A study by Cal Trans of Willow Road proved the speed on the road has increased. Therefore. Cal Trans is requesting the applicant

	to do further study for site distance prior to the completion of the environmental document. States the outcome of this study may prove to have mitigation measures to include having a center lane constructed, or having the road widened. Therefore this information would be needed before the environmental document is to be completed.
Motion	Thereafter on motion of Mr. Nall, seconded by Mr. Marshall, and carried, to continue the above item off calendar.
9. Alberto and Delphina Cardenas / S030052P / CO 03-0231	This being the time set for hearing to consider a request by ALBERTO AND DELFINA CARDENAS for a Vesting Tentative Parcel Map to subdivide an existing 20 acre parcel into four parcels of five acres each for the purpose of sale and/or development. The project will result in zero disturbances on the parcel. The proposed project is within the Residential Rural land use category located approximately 1,000 feet west of the northwest corner of Mesa Road and Calle Fresa, approximately ½ mile west of the community of Nipomo in the South County Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are identified for: agriculture, air quality, hazardous materials, public services, recreation, transportation, wastewater and water .are included as conditions of approval. County File No: S030052P/CO 03-0255. APN: 091-283-029. Supervisorial District: 4. Date Accepted: August 12, 2004.
Elizabeth Kavanaugh, staff	Presents staff report. Cites two items as being issues for this project: the agricultural buffer from the existing agricultural uses to the west, and prior use of pesticides on site. States the Agriculture Department declared the prior use of pesticides on site was not an issue. Requests Condition 19K be deleted as it is a duplicate of 19J.
L.J. Hanssen	Comments on consideration of trails.
Chairman Euphrat	States there is an existing A1X rural section, and a trail plan to be approved by the Parks Department.
Richard Marshall	Comments regarding a requirement on Page 9-6 Condition 2b. Suggests 2b to read "within a minimum 40 foot dedicated right-of-way."
Elizabeth Kavanaugh, staff	States she will include suggested language to the final conditions.
Aeron Arlin-Genet, Air Pollution Control District	Believes this proposal will fracture rural lands and cites incompatibilities. States she will oppose proposal.

Motion	Thereafter on motion of Mr. Marshall, seconded by Mr. Lichtenfels, and carried, with Ms. Arlin-Genet voting no, to adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and to grant a Vesting Tentative Parcel Map to Alberto and Delfina Cardenas for the above referenced item, based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B adding language to Condition 2B as follows: "A road shall be constructed to a 2/3 A-1 rural section from the property to a paved public road within a minimum 40 foot right of way (minimum paved width to be 18 feet)."
10. Mid State Precision / SUB2003-00125 / CO04-134	This being the time set for hearing to consider a request by MID STATE PRECISION for a Vesting Tentative Parcel Map / Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre. The proposed project is within the Industrial Land Use Category and is located at 2375 Precision Drive, approximately 400 feet west of Winterhaven Way, in the Callender-Garrett Village Area, in the South County (Inland) Planning Area. Also to be considered at the hearing will be approval of the Environmental Document for the item prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq. Mitigation measures are proposed to address Aesthetics and Air Quality. County File No: SUB 2003-00125 / CO04-134. APN: 091-402-002. Supervisorial District 4. Date Accepted: September 20, 2004.
Brian Pedrotti, staff	Presents staff report. Hands out copies of vicinity map to board members. Discusses items which staff has recommended revisions to.
Chairman Euphrat	Questions proposed "tract" map. Suggests this be changed to "parcel" map. Cites page 10-10 which refers to the "Planning Commission" and should be referred to as "Subdivision Review Board". Questions comments on referral from advisory committee regarding previous conditions which have not been satisfied. Questions curb gutter & sidewalk and road improvements.
Brian Pedrotti, staff	Addresses questions asked by the Chairman.
Rob Lewin, CDF	Comments on Page 10-6, Exhibit B. Suggests adding the date March 9, 2005 referencing a letter. Discusses setbacks with staff and states a 30 foot setback is required due to the rural nature and location of the project which could pose a fire problem.
Richard	States letter Mr. Lewin referred to should also be noted on Page 10-12.

Lichtenfels	Item number 14. Questions two approvals: parcel map, and use permit. Suggests this be noted in recommended action with approval. Gives language to use.
Richard Marshall, Public works	Recommends the road improvements required with parcel map are required to be carried forward as a condition of this application and does not see it as having been done.
Brian Pedrotti, staff	States the recommendation will be included.
Richard Marshall, Public Works	Questions drainage and how it will be handled.
Brian Pedrotti, staff	Addresses drainage question.
Richard Marshall, Public Works	Questions building appearance and height limitations. States the drawings do not label height. Questions correspondence from Regional Water Quality Control Board seeking requirements. Would like to know how this is being addressed.
Brian Pedrotti, staff	Clarifies the allowable height as being 45 feet in the district, and the height of the proposed building is proposed at 31 feet. Discusses basin plan requirements. Discusses CEQA Document being noticed. Discusses the standard condition plan to meet the basin criteria which is under the standard wastewater conditions section.
John Nall, staff	Suggests this should be carried forward as a condition.
Richard Lichtenfels, Environmental Health	States standard wastewater disposal soil testing requirements should be added.
Chairman Euphrat	Cites standard conditions listed for the project.
	Wastewater conditions fully discussed.
Mark Vasquez, agent	States changes on project will be aesthetic. Block building discussed. Discusses drainage and conversations he has had regarding an off site basin which was provided. States wastewater was an issue. Had soils testing done on site. Road improvement conditions discussed. States CDF requirements would impact his project.
Calvin Gould, applicant	States that on the other side of the eucalyptus grove is a fire department. States he is a contractor and feels his building proposal is very nice.
Mark Vasquez, Agent	Discusses meeting requirements of previous approvals. Setbacks being brought back to residential scale discussed.

Chairman Euphrat	Addresses land use category to determine what is industrial and what is residential.
Brian Pedrotti, staff	Gives clarification. Addresses road improvements.
Richard Marshall, Public Works	Discusses building on lot 1. Suggests a condition be added suggesting no occupancy until public improvements are completed.
Chairman Euphrat	Questions if there were any timing provisions associated with the bond.
Richard Marshall, Public Works	States the bond had a subdivision agreement and may currently be in default. States he has no current status on the bond.
Patrick McGuire, applicant	Discusses enforcement of previous conditions and prior development history.
John Nall, staff	Agrees that improvements are needed.
	Timing of project is fully discussed.
Mark Vasquez, Agent	Discusses bonding and enforcement issues.
	Traffic issues fully discussed.
Richard Lichtenfels, Environmental Health	Addresses L.J. Hansen's concerns regarding supplemental water.
John Nall, staff	Supplemental water coming from Santa Maria discussed.
Richard Marshall, Public Works	States this is required for General Plan amendments whenever there is any re-zoning. However requirements for subdivisions with any existing zoning have not yet been established.
Richard Marshall, Public Works	States there are four topics to be addressed: road improvements, drainage, septic, and 30 foot setbacks.
Chairman Euphrat	States setbacks were addressed via letter from CDF.
Patrick McGuire, applicant	States they are adding the standards for wastewater disposal soil testing to the conditions of approval.
James Caruso, staff	States the standard wastewater disposal conditions should suffice.

Richard Marshall, Public Works	Suggests language to use in conditions regarding drainage calculations which should be submitted to Public Works prior to review and approval.
	Off site drainage and capacity discussed.
James Caruso, staff	Discusses road improvements.
Motion	<p>Thereafter on motion by Mr. Marshall, seconded by Ms. Arlin Genet, and carried, to adopt the Negative Declaration, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and granting Vesting Tentative Parcel Map CO04-134 based on the Findings in Exhibit A as presented, and the Conditions in Exhibit B as follows: Condition 3, add reference to the date of the fire safety clearance letter. Add Condition 11, standard language for soil testing and wastewater disposal. Approve Conditional Use Permit SUB2003-00125 based on the Findings in Exhibit C, and the Conditions in Exhibit D as follows: Condition 3 change the reference from Planning Commission to Subdivision Review Board. Condition 4 change the reference from Planning Commission to Subdivision Review Board. Insert a new Condition between Conditions 9 and 10 requiring the preparation of a drainage plan for review and approval by Public Works. Insert a new Condition between Conditions 16 and 17 that no occupancy will occur until public improvements for CO 88-292 are constructed and accepted. Add a reference to date of the CDF clearance letter to Condition 14. Re-number Conditions as needed.</p>
Meeting adjourned	

Respectfully submitted,

Ramona Hedges, Secretary
County Subdivision Review Board